

MEMORANDUM

TO: Members of the Planning Commission  
FROM: Roger O. Freytag, Zoning Administrator ROF  
SUBJECT: Request for Conditional Use Permit to  
allow a church to be established at  
444 Independence Drive.  
DATE: March 30, 1988

RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council that a Conditional Use Permit be granted to allow a church to be established in a building located on Lot #14 TLR Fourth Addition at 444 Independence Drive with the condition that this Conditional Use Permit be reviewed by the Planning Commission each year at the cost of church and be renewed to continue or be disallowed.

BACKGROUND

An application has been received from Benny Esquibel at 1116 Thurman Street, Defiance, Ohio to establish a new church which will be a spanish speaking church. This church will be a branch of The Assemblies of God Church. At present, this church will have approximately 20 members attending and if the membership expands, they plan to build a new church in the City of Napoleon. The name of the church will be Fountains of Living Water Church.

The location of this church will be in the portion of the building which was used by Northwest Visiting Nurses. The location of the building is on Lot #14 TLR Fourth Addition which is presently owned by Reels and Wheels, Inc., Napoleon, Ohio. The church has a one year lease on a portion of the building at 444 Independence Drive. The same building used by Dr. Robert L. Limbird and the River City Cinema.

The Staff has reviewed the request and cannot find any problem with parking but there is some question about having a church located in a Business District. The Staff does recommend in favor of granting the Conditional Use Permit if it is reviewed or a year to year basis. The Staff recommends in favor of granting the request for the following reasons:

- 1) The establishment of these conditional uses will not be detrimental to the general welfare of the community.

- 2) The conditional use will not be injurious to the use of the property in the immediate vicinity or substantially diminish property value within the neighborhood.
- 3) The establishment of the conditional use will not impede the normal improvement of surrounding property in the district.
- 4) The exterior appearance of the conditional use will not be detrimental to any structures already in the immediate area.
- 5) Adequate utilities, access roads and drainage etc. are already provided at this site.
- 6) Adequate ingress and egress already exist at this site.
- 7) The conditional use will conform to the regulations of this section.

ROF:skw